
COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

DATE: December 8, 2006
TO: File
FROM: Melinda M. Artman, Zoning Administrator
SUBJECT: Scrivener's error Section 2-203(B)(1)(b)

Today it has come to my attention that there was an inadvertent error (scrivener's error) at the above referenced citation, found on page A-37 of the draft Zoning Ordinance text presented at the Board of Supervisors meeting on Tuesday, December 5, 2006. The error affects the lot yield for the Principal/Subordinate Subdivision Option in the AR-2 district. Inexplicably, the lot yield was changed from one lot per 20 acres to one lot per 15 acres. This change is incorrect and is an inadvertent mistake.

Prior drafts, to include the public hearing draft included with the staff report dated November 29, 2006, correctly noted that the lot yield is one lot per 20 acres in AR-2 for the Principal/Subordinate Subdivision Option. The legal notice and letters sent to property owners also reflected this density for this public hearing, and the prior two public hearings. Please incorporate the attached revised page A-37 into the strike through/underline version of the adopted text. The "clean copy" of the adopted text will reflect one lot per 20 acres.

If you have any questions, please do not hesitate to contact me.

cc: Denise Reyes, Clerk to the Board of Supervisors
Nancy McCormick, Public Information Office

(c) **Utility Requirements.** Each lot shall have an on-site water supply and individual sewage disposal.

(5) **Lot Access.**

(a) Access to individual lots may be provided by a private access easement that complies with the requirements of the Facilities Standards Manual.

(b) A private access easement may serve as frontage in-lieu of public road frontage for up to 7 lots.

(c) The plat of division shall contain a note detailing the provisions for the maintenance of the private access easement.

(B) **Principal/Subordinate Subdivision Option:** The Principal/Subordinate Subdivision Option is a subdivision of land in which a maximum lot yield is calculated for an Originating Tract based on the gross acreage of such tract. The maximum lot yield shall be as set forth in Subsection 2-203(B)(1)(b) below. The Principal/Subordinate Subdivision Option results in the creation of one Principal Lot, and one or more Subordinate Lots. The number of Subordinate Lots created is subtracted from the maximum lot yield and the resulting number establishes the remaining number of lots, which is assigned to the Principal Lot. The creation of subsequent Subordinate Lots from the Principal Lot is permitted, with the number of lots assigned to the Principal Lot reduced by one for each Subordinate Lot created. Once the number of lots assigned to the Principal Lot is reduced to one, no more Subordinate Lots can be created. The Principal/Subordinate Subdivision Option typically allows the landowner to achieve a greater lot yield than the base density of the Base Density Division Option, while providing for the establishment of rural economy uses as a primary use with single-family detached residential development as a secondary use.

(1) **General Requirements.**

(a) **General.** A landowner may exercise this option on a site consisting of a minimum of 40 acres prior to development.

(b) **Lot Yield.** The maximum lot yield shall be 1 lot per 20 acres.

(2) **Characteristics of Principal/Subordinate Subdivision Option.**

(a) The lot yield of a Principal/Subordinate Subdivision shall be calculated from the Originating Tract of land in existence at the time the first Principal/Subordinate Subdivision is created.

(b) Once a Principal/Subordinate Subdivision is created, the number of lots assigned to the subdivision shall not be altered.